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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

**(Plg.I(1))**

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN NIZAMPET (V), BACHUPALLY (M), MEDCHAL - MALKAJGIRI DISTRICT.

*[Memo.No.7800/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)),  
12<sup>th</sup> April, 2021.]*

The following draft variation to the land use envisaged in the notified Revised Master Plan - 2021 issued vide G.O.Ms.No: 288,MA.dt: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Plot No.236 of Sy.No.380 of Nizampet (V), Bachupally (M), Medchal-Malkajgiri District, to an extent of 167.52 Sq.mtrs. which is presently earmarked as Conservation use zone as per HUDA Master Plan - 2021 approved by the Government vide G.O.Ms.No: 288, MA.dt: 03.04.2008, is now proposed to be designated as Residential use zone, subject to the following conditions.

- a) The applicant shall pay the Development / Conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders
- c) The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
- d) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07 04.2012 and in the G.O.Ms.No.288, dt.03.04.2008.
- e) The applicant shall obtain prior permission from HMDA/ GHMC before undertaking any development on the site under reference.
- f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- g) If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- h) The Government reserves the right to cancel the CLU orders, if it is found the permission is obtained by fraud, misrepresentation or by mistake of facts.
- i) The change of land use shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- j) If the conversion charges / change of land use charges are not paid within the stipulated time, the order of CLU will be withdrawn without any further notice.
- k) The applicant shall not disturb the Natural position of the NALA / Channel if any passing through the site.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

#### SCHEDULE OF BOUNDARIES

North : Existing Building in Plot No. 235 in Sy.No.380 of Nizampet (V).  
 South : Existing Building in Plot No. 237 in Sy.No.380 of Nizampet (V).  
 East : 30 feet wide CC approach road.  
 West : Existing Building in Plot No. 244 in Sy.No.380 of Nizampet (V).

**DRAFT VARIATION TO THE DT & CP – COMPREHENSIVE FOR CHANGE OF LAND USE AND WIDENING / RE - ALIGNMENT / DELETION OF CERTAIN MASTER PLAN ROAD IN JAGTIAL MASTER PLAN.**

***[Memo. No.489/Plg.II/2021, Municipal Administration & Urban Development 12<sup>th</sup> April, 2021.]***

The following draft variation to the sanctioned Master Plan of Jagtial Town, which was sanctioned in G.o.Ms.No.149 MA, dt. 23-03-1989 are proposed in exercise of the powers conferred by clause under Sub-Section (2) of Section 15 of Telangana Town Planning Act., 1920 (Act VII of 1920) and as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that draft will be taken into consideration, after the expiry of (15) days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may receive from any person with respect thereto before expiry of the said period, will be considered by the Government of Telangana. Objections or suggestions should be addressed to Principal Secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad 500 004.

**DRAFT VARIATION - POCKET I (1/14)**

It is proposed to retain the existing commercial use zone of 100'-0" width along the Nizamabad Highway - Basaveshwara Statue (Via Natraj theatre abutting road) and the remaining left area is proposed to be converted from commercial use to residential use zone in Survey Nos.186, 187, 188 & 1409

**Schedule of Boundaries:**

North : 100 ft. Master Plan road & 60'-0" wide Master Plan Road .  
East : 60 ft. Master Plan road .  
South : 60 ft. Master Plan road and Survey Nos.195 & 196) .  
West : 60 ft. Master Plan road and Survey Nos.1408, 1412, 1413 & 1414.

**DRAFT VARIATION - Pocket II (2/14)**

It is proposed to convert the land use from Pubic & semi public use zone to residential use in (a) Survey Nos. 67 & 68

**Schedule of Boundaries:**

North : 80 ft. Master Plan road  
East : 30 ft. Master Plan road and residential zone and Survey No 74, 75  
South : Proposed 50 feet wide road & Mission Compound.  
West : 80 ft. Master Plan road and residential zone and Survey Nos.450 and 2041 and

(b) in Survey No.62. (Abutting main road of mission compound area towards Dharmapuri National Highway 564)

**Schedule of Boundaries:**

North : Proposed 80 ft. wide Master Plan road  
East : 30 ft. wide Master Plan road  
West : 60 ft. wide Master Plan road  
South : 60 ft. wide Master Plan road in Sy. Nos. 76, 77 & 78.

**DRAFT VARIATION - Pocket III (3/14)**

It is proposed to convert the land use from Public & Semi Public use zone to Residential use zone at Agro Bhavan.

**Schedule of boundaries:**

North : 80 ft. Master Plan road Survey No. 142  
East : 40 ft. Master Plan road  
South : 40 ft. Master Plan road Survey No.382  
West : 100 ft. Master Plan road Agro Industries.



**DRAFT VARIATION - Pocket IV (4/14)**

It is proposed to convert the land use from Public Open Space use zone to the residential use zone at Kummariwada in Survey Nos 203, 205, 206, 211, 212, 213, 214, 219 & 535

**Schedule of boundaries:**

North : 60 ft Master Plan road.  
 East : 60 ft Master Plan road Survey No.200.  
 South : 80 ft Master Plan road Survey Nos.535,227, 228 & 230, 243.  
 West : 80 ft Master Plan road Survey Nos.1270,1271,1272,1259,1258 & 1257.

**DRAFT VARIATION - Pocket V (5/14)**

It is proposed to convert the land use from Public and Semi public use zone to Residential use zone at Thippannapet shivar in Survey Nos. 436, 448, 449, 450, 451, 453, 454, 495, 512, 513 & 525

**Schedule of boundaries:**

North : 60 ft. wide M.P. road and industrial zone Survey Nos.475, 476, 477, 479.  
 East : 80 ft. Master Plan road.  
 South : 80 ft. wide Master Plan road and Residential use zone Sy Nos.470, 471, 484, 483, 457.  
 West : 100 ft. wide Master Plan road.

**DRAFT VARIATION - Pocket VI (6/14)**

It is proposed to convert the land use from public and semi public use zone to residential use zone at Thippannapet shivar in Survey Nos. 457, 458, 459, 460, 461, 462, 472, 473, 474 & 478

**Schedule of boundaries:**

North : 50 ft. wide Master Plan road and industrial zone Survey Nos.452, 450, 496 & 511.  
 East : 50 ft. wide Master Plan road and Industrial zone  
 South : Sy Nos 70, 71, 495, 513, 525, 453.  
 West : 80 ft. wide Master Plan road Survey Nos.453, 454, 480, 484, 479.

**DRAFT VARIATION - Pocket VII (7/14)**

(a) It is proposed to convert the land use from Industrial use zone to residential use zone.

**Schedule of boundaries:**

North : 100 ft.wide Master Plan road.  
 East : 80 ft.wide Master Plan road.  
 South : 60 ft. wide Master Plan road.  
 West : 100 ft.Master Plan road.

(b) The area abutting 80 ft. wide bypass road is proposed to be converted from industrial use to Commercial to a depth of 100'-0" wide at Thippannapet shivar.

**Schedule of boundaries:**

North : 100 ft.wide Master Plan road.  
East : 100 ft.wide Master Plan road.  
South : 50 ft. wide Master Plan road.  
West : 50 ft.Master Plan road.

**DRAFT VARIATION - Pocket VIII (8/14)**

It is proposed to convert the Area for Future Extension use zone to Residential use zone at Gutta Raja Rajeshwara Swamy temple area in Survey Nos. 929, 930, 969, 971, 977, 978, 979, 980, 981, 982, 983, 984, 987, 990, 992, 993, 994 & 996.

**Schedule of boundaries:**

North : 60 ft wide Master Plan road, Residential area and Survey Nos. 972, 973  
East : 80 ft wide Master Plan road, Residential area and Survey Nos. 375&376  
South : Agriculture use Survey Nos. 1002,1003,1008,1009  
West : Agriculture use Survey Nos. 865, 886, 890, 909

**DRAFT VARIATION - Pocket IX (9/14)**

It is proposed to convert the Area for Future Extension use zone to Residential use zone (Elukabavi wada, Lingampet) in Survey Nos. 1100, 1101, 1102, 1103, 1104, 1121, 1122, 1123, 1130, 338, 346, 397 & 416.

**Schedule of boundaries:**

North : Residential use Survey Nos. 393, 394, 395  
East : Agriculture use Survey Nos. 459, 463  
South : Residential use  
West : Agriculture use Survey Nos. 512, 513, 514.

**DRAFT VARIATION - Pocket X (10/14)**

It is proposed to convert the land use from Agriculture use zone to Residential use zone at Chilukawada, Mothe village in Survey Nos. 400, 401, 402, 403, 404, 422, 423, 424, 439, 440, 441, 445, 444, 443, 442, 448, 449, 450, 451, 452, 556, 558, 559, 562, 563, 564, 566, 591, 592, 595, 589, 594, 616, 617, 618, 619, 622, 623, 624, 625, 626, 627, 629, 634, 635, 636, 637, 638, 639, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 665, 666, 668.

**Schedule of boundaries:**

North : Residential use Survey Nos.551  
East : Agriculture use  
South : Residential use Survey Nos. 402, 404, 408, 419, 421, 425  
West : 80 ft. Master plan road Survey Nos. 436, 437, 438, 621, 620, 614, 523, 551.

**DRAFT VARIATION - Pocket XI (11/14)**

It is proposed to convert the land use from Public & semi public use zone (High School) to Residential use zone at Vidya Nagar, Edla angadi in Survey Nos. 472/EE, 472/U & 478.

**Schedule of boundaries.**

North : 50 ft.wide Master Plan road  
East : Residential use zone  
South : 60 ft.wide Master Plan road  
West : Public & Semi Public use zone

**DRAFT VARIATION - Pocket XII (12/14)**

- a) It is proposed to widen the existing width of 80'-0" wide Master Plan (Yawar Road) to 100'-0".
- b) It is proposed to change the land use from Residential / Public & Semi-Public use zone to Commercial use to depth of 100'-0".

**DRAFT VARIATION - Pocket XIII (13/14)**

It is proposed to Delete a 40' wide Master Plan road from TSNPDGL, MPDO office towards bypass road.

**DRAFT VARIATION - Pocket XIV (14/14)**

It is proposed to re-align the part of 40' wide road from Yawar Road to bypass road via Krishna Nagar.

The above proposed modifications are subject to the following conditions:-

1. The Commissioner shall collect the Development Charges & Conversion Charges as per G.O.Ms.No. 226 MA&UD (I1) Department, dt.30-08-2016 from the applicant, whenever the applicant comes forward for obtaining Building / development permission.
2. The Applicant shall not commence construction work without obtaining prior approval from the Competent Authority.



**DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI URBAN USE ZONE TO RESIDENTIAL USE ZONE IN BANDARAVIRYAL (V), ABDULLAPURMET (M).**

***[Memo.No.5971/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 12<sup>th</sup> April, 2021.]***

The following draft variation to the land use envisaged in the notified Revised Master Plan MDP-2031 issued vide G.O.Ms.No. 33, MA, dt. 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Sy.No. 293/2 in Bandaraviryal (V), Abdullapurmet (M), Ranga Reddy District, to an extent of 186168.55 Sq.mtrs. (46.00 Acres) which is presently earmarked as Peri-urban use zone as per revised Master Plan of MDP - 2031 approved by the Government vide G.O.Ms.No: 33, MA, dt: 24.01.2013, is now proposed to be designated as Residential use zone, subject to the following conditions.

- a) The applicant shall pay the Development / Conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- c) The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
- d) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07 04.2012 and in the G.O.Ms.No.33, dt.24.01.2013.
- e) The applicant shall obtain prior permission from HMDA/ GHMC before undertaking any development on the site under reference.
- f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- g) If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- h) The Government reserves the right to cancel the CLU orders, if it is found the permission is obtained by fraud, misrepresentation or by mistake of facts.
- i) The change of land use shall not be used as proof of the title of the land The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- j) If the conversion charges / change of land use charges are not paid within the stipulated time, the order of CLU will be withdrawn without any further notice.

- k) The applicant shall not disturb the Natural position of the NALA / Channel if any passing through the site.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

**SCHEDULE OF BOUNDARIES**

North : Open land in Sy. Nos.293 & 271 of Bandaraviyal (V)  
 South : Existing 66 feet wide road same is proposed 100' wide road  
 East : 66 feet wide road.  
 West : Open land in Sy. No. 293 of Bandaraviyal (V)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY  
 FOR CHANGE OF LAND USE FROM CONSERVATION ZONE USE TO COMMERCIAL USE  
 IN MEERPET (V), BALAPUR (M), RANGA REDDY DISTRICT ERRATA.

*[Memo.No.3088/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)),  
 12<sup>th</sup> April, 2021.]*

**(Errata to Govt. Memo. No. 3088/Plg.I(1)/2019, dt: 12-3-2021)**

For the word “Residential” in the subject and in the draft variation of the Memo. No. 3088/Plg.I(1)/2019, dt: 12-3-2021 in the Govt. Memo. No. 3088/Plg.I(1)/2019, dt: 12-3-2021, the word “Commercial” shall be substituted.

**ARVIND KUMAR,**  
*Principal Secretary to Government.*

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